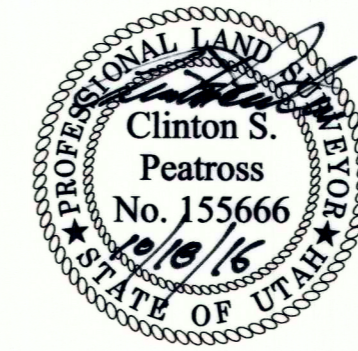


RECORD OF SURVEY
AND
MINOR SUBDIVISION
FOR
MTN'S WEST RANCHES
TO BE KNOWN AS
RANCHES AT PINION
RIDGE, PHASE 5
LOCATED IN SECTION 35
TOWNSHIP 3 SOUTH, RANGE 7 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCESNE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Mountains West Ranches, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Minor Subdivision Plat:

AS SURVEYED DESCRIPTION

TOWNSHIP 3 SOUTH, RANGE 7 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 35: Beginning at the Northwest Corner of said Section 35; thence North 89°36'29" East 901.62 feet along the North section line; thence South 0°13'09" East 544.10 feet along a line parallel with the West section line to a point on the North right of way line of U.S. Highway 40; thence running Westerly 903.87 feet along said right of way line to a point on the West section line; thence North 0°03'09" West 477.70 feet to the point of beginning.
ALSO: Beginning at a point on the West section line and the North right of way line of U.S. Highway 40, said point being South 0°03'09" East 878.75 feet from the Northwest Corner of said Section 35; thence running Easterly 903.17 feet along said right of way line; thence South 0°03'09" East 889.77 feet along a line parallel with the West section line to a point on the North right of way line of old U.S. Highway 40; thence South 81°05'33" West 912.08 feet along said right of way line to a point on the West section line; thence North 0°03'09" West 1090.68 feet to the point of beginning.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, then subdivide into lots and prepare a Record of Survey and Minor Subdivision plat.
BASIS OF BEARING: Taken from that certain Record of Survey on file in the Duchesne County Surveyor's Office, file #2053.
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

OWNER'S CERTIFICATE

Know all men by these presents: that we the undersigned owner's of the above described tracts of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

TREN J. GRANT, President of Mountains
West Ranches, a J.T. Grant Co., Inc.

ACKNOWLEDGEMENT

County of

State of

On this _____ day of _____, 20____, personally appeared before me,
TREN J. GRANT, the signer of the above OWNER'S CERTIFICATE, and who acknowledged to me that he signed it
freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____ Notary Public

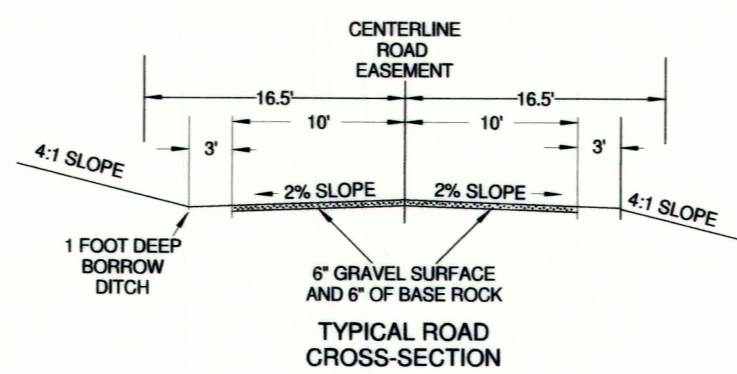
PREPARED BY
PEATROSS LAND SURVEYS

PROFESSIONAL LAND SURVEYOR
829 EAST 380 NORTH
HEBER CITY UTAH, 84032

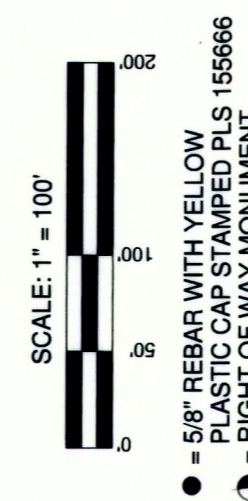
CELL: (435)724-4386
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 2/16/2016 DATE PLOTTED: Monday 10/17/16
SHEET: 1 OF 1 FILE NAME: JT GRANT JOB # 1235

County Surveyor's File # 3400



CURVE TABLE						
CURVE	DELTA	ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING
C-1	0°18'43"	11309.16'	30.79'	61.58'	61.58'	N 84°44'13" W
C-2	0°07'09"	11708.34'	12.18'	24.37'	24.37'	S 84°50'03" E



Lots depicted on this plat are located in a Wildland-Urban Interface area and are subject to a Fire Protection Plan. Contact the Duchesne County Fire & Emergency Management Office at 435-738-1181 for information prior to a purchase of a lot or construction of a building in this subdivision.

DUCESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

Stephen Potter Duchesne County Treasurer

DUCESNE COUNTY PLANNING DEPARTMENT

Approved as a Minor Subdivision this _____ day of _____, 20____, by the
Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCESNE COUNTY RECORDER

State of Utah } s.s. Entry Number _____
County of Duchesne

Filed for recording at the request of _____ on this _____
day of _____, 20____. Time _____ Fee: _____

Shelley Brennan Duchesne County Recorder